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BY: JL

Town of Newton, New Hampshire

APPLICATION FOR MINOR SITE PLAN CHANGE OF USE

I herein make application to the Planning Board of the Town of Newton for a Minor Site Plan -
CHANGE OF USE at the location listed below, as provided for in the Policies and Procedure Manual.

DATE: 2-24-22	PROPERTY LOCATION & ACREAGE: 9B Puzzle Lane, Newton, NH 03858	MBL#: Lot 14-1-(27-4)
APPLICANT'S NAME: Munters Corporation	MAILING ADDRESS: 79 Monroe Street, Amesbury, MA 01913	PHONE: 339.226.1824
EMAIL ADDRESS: Julia.Rooney@munters.com		
OWNER OF PROPERTY: 125 Development NH Corp.	OWNER'S ADDRESS: (if different from applicant's) P.O. Box 532, Plaistow, NH 03865	PHONE: 603-399-5029
BUSINESS NAME: Munters Corporation	BUSINESS MAILING ADDRESS: 79 Monroe Street, Amesbury, MA 01913	BUS. PHONE:
NATURE OF BUSINESS: Warehouse & Manufacturing	HOURS OF OPERATION: (7) days per week 5:00AM-12:00AM	# EMPLOYEES: 25

Fees for Change of Use

Application Fee - \$ 250.00
NPREA Fee - \$ 650.00

Attachments:

Floor Plan ☒ Plot Plan ☒
Agent Letter ☒ Abutter Labels ☒

ONLY FULLY COMPLETED APPLICATIONS WITH ALL REQUIRED ATTACHMENTS WILL BE FORWARDED TO THE PLANNING BOARD.

PLEASE REFER TO PROCEDURES SECTION OF THE NEWTON ORDINANCE MANUAL ONLINE FOR SUBMISSION REQUIREMENTS.

I declare that I am the applicant/owner of the property for which this application is made. I have read the provisions of the Newton Zoning Ordinances and the Newton Policies and Procedures Manual Section 10. I agree to comply with them, and to be subject to all their provisions.

I certify the above statements are true and accurate:

<u>Gary Kolanda</u>	<u>2/22/2022</u>	<u>[Signature]</u>	<u>2-23-22</u>
Signature of Applicant	Date	Signature of Owner (if different)	Date

**MINOR SITE PLAN
APPLICATION FOR CHANGE OF USE CHECKLIST**

<input checked="" type="checkbox"/>	1. A drawing of the property showing all buildings and structures with their existing and proposed uses has been provided.
<input checked="" type="checkbox"/>	2. Toxic, explosive, flammable, combustible, corrosive, etiologic, radiologic, or other restricted materials shall not be stored onsite.
<input checked="" type="checkbox"/>	3. Vehicles shall not idle overnight on the premises.
<input checked="" type="checkbox"/>	4. Adequate off-street parking shall be provided.
<input type="checkbox"/>	5. No other Minor Site Plan has been submitted in the past 3 years.
<input checked="" type="checkbox"/>	6. Outside operations, storage or display of materials or goods shall not take place.
<input checked="" type="checkbox"/>	7. Processes shall not be utilized which are hazardous to public health, welfare, or safety.
<input checked="" type="checkbox"/>	8. Business shall not emit smoke, dust, odor, noise, gas, fumes, or lights. Any refuse matter produced by the business must not be disposed of in the town transfer station. Independent disposal shall be arranged for by the resident.
<input checked="" type="checkbox"/>	9. The building housing the business shall meet all applicable building and Fire Codes.
<input checked="" type="checkbox"/>	10. A copy of the property assessment card has been provided.
<input checked="" type="checkbox"/>	11. A description of the business, including hours of operation has been provided.
<input checked="" type="checkbox"/>	12. Abutters labels have been provided.

By signing this application to the Planning Board, you give permission for the Newton Planning Board to conduct a site visit should one so be ascertained to be necessary. An appointment for any such site plan will be arranged with the property owner and/or tenant beforehand.

I certify the above statements are true and accurate:



 Signature of Applicant

2/22/2022

 Date

FOR OFFICE USE ONLY

PLANNING BOARD DECISION:	PLANNING BOARD SIGNATURE:	DATE:
ACTION		
<input type="checkbox"/> APPROVED	Attach Notice of Decision	Board Vote
Date Recorded		
<input type="checkbox"/> DENIED	Reason(s) For Rejection	Board Vote

Adopted 6/8/2021



Town of Newton

REQUEST FOR WAIVER OF SITE PLAN OR SUBDIVISION REGULATIONS



To the Chairman and Members of the Newton Planning Board:

As part of my application for a Warehouse with Storage and Assembly at **9B Puzzle Lane**, I am requesting a waiver from the sections of the Site Plan or Subdivision Regulations as noted below. For the reasons set forth below I believe that it is reasonable for the Board to conclude that strict conformity with these particular provisions would pose an unnecessary hardship and that a waiver would not be contrary to the spirit and intent of the regulations.

Section	Reason for Request
<u>Policies & Procedures Manual 10-B:</u> <u>Procedure for Minor Application Review</u>	The reason for this request is to operate a warehouse facility with storage as well as assembly for Munters Corporation at 9B Puzzle Lane

Respectfully submitted,

Gary Kolanda

(Name)

2/22/2022

(Date)

Adopted: 6/8/2020

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BY: *JLD*



Southern NH Industrial Park
125 Development Corp. NH
P.O. Box 532 Plaistow, NH 03865

Date: 2/15/22

I, Coleman McDonough, and 125 Development Corporation give the authority to Munters Corporation to act as my agent in the Change of Use of application for unit 9B Puzzle Lane, Newton, NH 03858.

Coleman McDonough

